

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54A Devon Drive, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,611,500

Property Type House

Suburb Doncaster East

Period - From 01/07/2025

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10a Hamal St DONVALE 3111	\$1,750,000	21/05/2026
2	10 Nottingwood St DONCASTER EAST 3109	\$1,680,000	09/05/2026
3	6a Roy St DONVALE 3111	\$1,625,000	08/05/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/07/2026 16:56



4 3 2

Property Type: House

Agent Comments

Comparable Properties



10a Hamal St DONVALE 3111 (REI)

Agent Comments

4 3 2

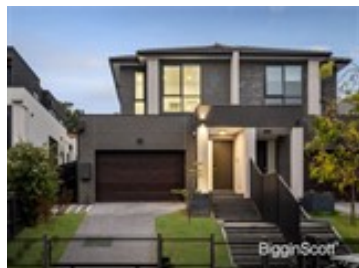
Price: \$1,750,000

Method: Private Sale

Date: 21/05/2026

Property Type: House (Res)

Land Size: 327 sqm approx



10 Nottingwood St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 348 sqm approx



6a Roy St DONVALE 3111 (REI)

Agent Comments

5 3 2

Price: \$1,625,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House (Res)